

From: Schani Siong
Sent: Tuesday, August 23, 2016 4:40 PM
To: Ramona Hedges
Subject: Fw: Greengate Farms- Minor Use Permit // Alan & Rebecca Vanderhorst - Conditional Use Permit

Another letter for LLR.

Sincerely,

Schani Siong

Department of Planning and Building
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
Direct. 805.781.4374
Email. ssiong@co.slo.ca.us

From: Karen Merriam <karen@karenmerriam.com>
Sent: Tuesday, August 23, 2016 3:17 PM
To: Schani Siong; Holly Phipps
Subject: Greengate Farms- Minor Use Permit // Alan & Rebecca Vanderhorst - Conditional Use Permit

Dear Ms. Phipps and Ms Siong:

I received information that Greengate Farms has applied for a minor use permit (Co File # DRCC2012-00078) to allow Temporary Events on their agricultural property. I am concerned that an EIR is not required and the project has received a Mitigated Negative Dec.

I am wondering if this project is being considered in conjunction with the Alan & Rebecca Vanderhorst project (Co. File # DCR201409134) that is seeking a Conditional Use Permit for conversion of an equestrian center into a B&B, campsites, and event center, and has also received a Mitigated Negative Declaration.

As you know, these two projects, Greengate Farms and La Lomita Ranch, face each other on opposite sides of Hwy 227. The cumulative impact of the conversion of these historic ranches, formerly devoted to signature equestrian activities in the Edna Valley, represents a drastic change in agricultural/equestrian use for the affected properties. Already in the area directly adjacent to these proposed event centers is the Portuguese Hall that has many events, as well as Claiborne & Churchill Vineyards & Tasting Room which also hosts frequent events. I can also tell you that on July 23rd of this year, Greengate Farms hosted an event in the evening hours in which the music could be heard all over the Valley, from Ormonde Road to Tiffany Ranch Road

where I live. As another example of the impact of such events, I can cite the Spreafico property located directly across Orcutt Road from where I live. This is an ag. property that has received a permit to hold weddings, and I am disturbed most Saturday evenings by music and microphone announcements loud enough to disrupt my own private activities on my property.

I would like to receive a copy of the Environmental Determination for the Greengage Farms and the Vanderhorst projects by email at your earliest convenience. I cannot believe that such a confluence of large events in this small valley area will not adversely affect traffic, noise and biological resources and public safety.

Please advise me of the appropriate methods for making my comments part of the public record on these two proposals.

Thanks you,
Karen Merriam

Karen Merriam
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Arroyo Grande, CA 93420
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karen@karenmerriam.com

Nicole Retana

From: Ramona Hedges
Sent: Tuesday, August 30, 2016 8:36 AM
To: Nicole Retana
Subject: FW: Greengate Farms - Minor Use Permit

Nicole,
Heres some corres rcvd -I didn't see you in the to line.

From: Louis Rosenberg [mailto:lb_rosenberg@yahoo.com]
Sent: Monday, August 29, 2016 2:38 PM
To: Holly Phipps <hhipps@co.slo.ca.us>; Schani Siong <ssiong@co.slo.ca.us>
Cc: Ramona Hedges <rhedges@co.slo.ca.us>
Subject: Greengate Farms - Minor Use Permit

Dear Ms. Phipps and Ms Siong:

This week I was informed by concerned neighbors that Greengate Farms has applied for a minor use permit (Co File #DRCC2012-00078) to allow Temporary Events on their agricultural property. As I review the application, I am concerned too, for this looks much bigger than "minor use".

As I talk to experts, I fear that the commission is incorrectly handing this as a minor consent item on the Planning Department manager's schedule. It should be heard by the whole Commission as this is a big change for the local Edna Valley community. In fact, neighbors see this permit as a means to effectively change the implied zoning of that property without going through the proper process.

As background, I live at 2375 Corbett Canyon Road in direct line-of-sight to Greengate. I am supportive of their efforts and I've seen them do good things. As an agricultural property, it seems they've done much with their vineyard and horse facility. But when it comes to events, they have had parties that are very loud, causing a disturbance for neighbors. Now, a big change is being proposed that appears to make events their primary source of revenue and the Commission seems to be rushing the approval process through without oversight. Or even giving local residents notice. I did not get notice from the county and I believe many others who would be impacted did not get notice either. That's troublesome.

So, I write this to formally inform you, from the perspective of local residents, Greengate events can be very loud. With this application, the events would become far more frequent. Proper oversight by the Commission should likely require very strict noise regulations, and even noise abatement, and should not be rushed through as a minor consent item.

Also, please keep in mind that the county has already approved many facilities for events in this small area – including the Portuguese Hall and Claiborne & Churchill Vineyards & Tasting Room. These cause traffic and noise issues as well. Also, Corbett Canyon is a very popular biking road without bike lanes, something made more dangerous by the traffic from these events. I point this out because it would be a mistake for the county to worsen the existing problems by approving expansive new permits for events.

I suppose my biggest concern is the scope of the proposal. According to the Greengate documents, they are asking for a permit to hold 125 events per year, which is well beyond what other vineyards in the area are allowed. For example, the LaLomita development on Orcutt Road was only allowed 25 events – and to approve that they had to be heard by the full Commission with full review. By that standard, this permit request should clearly have a full Commission review as well.

Also, please be sure to send notices to all impacted people and give them sufficient time to look at the plans. If they do, they are likely to conclude what other neighbors are currently saying about this proposal – it seems as if a loophole is being misused. The developers are suggesting that they can rent out the guest house, and the guest then can use the facility to invite 500 "friends" to come over and celebrate. That does not sound like a reasonable interpretation of the law.

Finally, on the Zoning Front – I've been told this is an ag property with about 180 acres of grapes. The yield here is about 2-3 tons/acre/year. Using 3 tons, they sell 540 tons/year. Their price will be about \$1,200/ton. That is total AG income of \$648,000. With 125 events/year, a typical site that rents itself out for weddings charges between \$10,000-\$20,000/event. Using \$15,000 as an average and ignoring all of the add-on costs (profits) like wine sales, tent rentals, etc., they will take in from this accessory use \$1,875,000/year. So \$650,000 from the AG land, and \$1,875,000 from an "accessory use" to support the struggling farmers to make ends meet. I worry that the grapes are becoming the accessory use.

All this said, please be aware that local residents are concerned about the proposed permit change. Based on the information we have, it appears that this permit request is effectively converting a property zoned for agriculture to commercial, and doing so without an official zoning change. And without a real public hearing. And in a rural area with high bike traffic. And with just a minor use permit.

With all of the above as context, I request you slow down this permit process and give it the full attention it deserves.

Sincerely,

L. Rosenberg
Corbett Canyon Rd
San Luis Obispo, CA 93401